013.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	929,500 / 929,500
					USE VALUE:	929,500 / 929,500
					ASSESSED:	929,500 / 929,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33	-35	MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOUSOULOS DEBRA A
Owner 2:	
Owner 3:	
Street 1:	33 MARY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FERESHETIAN GRACE/TRUSTEE -
Owner 2:	GF/DK REALTY TRUST -
Street 1:	33 MARY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2732 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5500.000	456,900	4,600	468,000	929,500
Total Card	0.126	456,900	4,600	468,000	929,500
Total Parcel	0.126	456,900	4,600	468,000	929,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.28 | /Parcel: 340.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 013.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	457,000	4600	5,500.	468,000	929,600	929,600	Year End Roll	12/18/2019
2019	104	FV	352,900	4600	5,500.	497,200	854,700	854,700	Year End Roll	1/3/2019
2018	104	FV	352,900	4600	5,500.	362,700	720,200	720,200	Year End Roll	12/20/2017
2017	104	FV	330,400	4600	5,500.	315,900	650,900	650,900	Year End Roll	1/3/2017
2016	104	FV	330,400	4600	5,500.	269,100	604,100	604,100	Year End	1/4/2016
2015	104	FV	293,500	4600	5,500.	263,300	561,400	561,400	Year End Roll	12/11/2014
2014	104	FV	293,500	4600	5,500.	216,400	514,500	514,500	Year End Roll	12/16/2013
2013	104	FV	305,700	4600	5,500.	205,900	516,200	516,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1301

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERESHETIAN GRA	1309-79		10/3/2005	Family	1	No	No		
FERESHETIAN GRA	1215-100		12/14/1999	Convenience	1	No	No		
	1065-46		12/1/1989		269,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2017	698	Redo Kit	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2009	Measured	372	PATRIOT
3/27/2000	Inspected	264	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

10561

GIS Ref

GIS Ref

Insp Date

05/05/09

!1301!

PRINT

Date	Time
12/10/20	16:56:28

LAST REV

Date	Time
07/28/17	11:47:18
danam	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	10561
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	1.06	1									468,002						468,000	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 468,002 | Spl Credit | Total: 468,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06015623
Const Adj.:	0.98000199
Adj $ / SQ:	176.622
Other Features:	103300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	662120
Depreciation:	205257
Depreciated Total:	456863

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

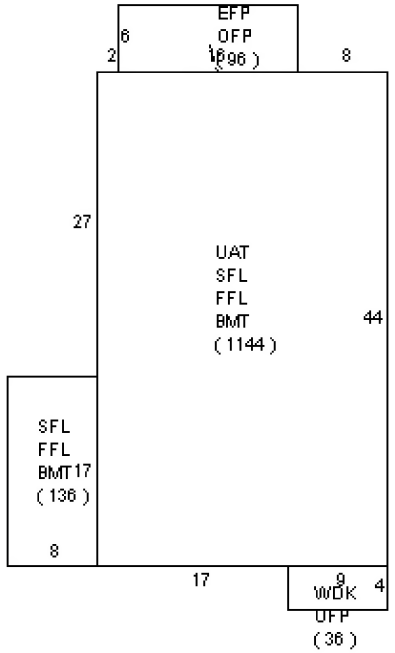
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	176.62
Special Features:	0	Val/Su Net:	104.08
Final Total:	456900	Val/Su SzAd	178.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,280	52.990	67,823
FFL	First Floor	1,280	176.620	226,077
SFL	Second Floor	1,280	176.620	226,077
UAT	Upper Attic	286	102.440	29,298
OFP	Open Porch	132	28.420	3,751
EFP	Enclos Porch	96	54.470	5,229
WDK	Deck	36	15.680	564
	Net Sketched Area:	4,390	Total:	558,819
Size Ad	2560	Gross Are	5248	FinArea 2732

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1927	22.31	T	40	104			4,600			4,600
2	Frame Shed	D	Y	1	10X8	A	AV	1999	0.00	T	16	104						

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600